

BACKGROUND INFORMATION ON:

PROPOSED INITIATION OF RECLASSIFICATION OF  
COMMERCIAL LOCATIONS FROM C-1 LIMITED COMMERCIAL  
TO NEIGHBORHOOD COMMERCIAL OR RESTRICTED NEIGHBORHOOD  
COMMERCIAL DISTRICT.

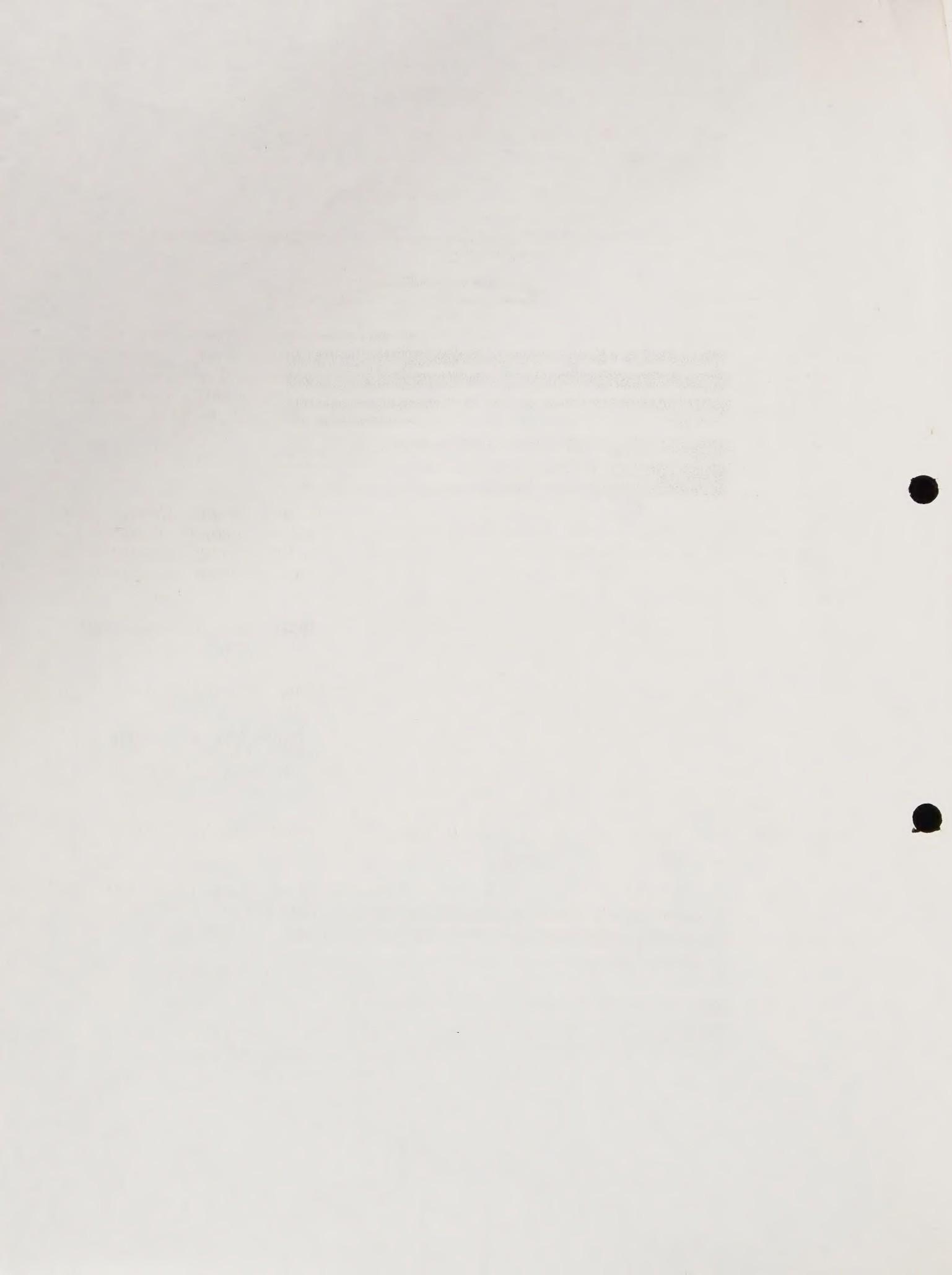
1. Regulations for the C-1 District
2. Regulations for the C-N Neighborhood Commercial District
3. Locations proposed for initiation to the Neighborhood Commercial District
4. Regulations for the C-RN Restricted Neighborhood Commercial District
5. Locations proposed for initiation of reclassification to the  
Restricted Neighborhood Commercial District

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OCT 14 1985

UNIVERSITY OF CALIFORNIA

Comprehensive Planning Department  
Berkeley, California  
October, 1979



**CHAPTER 8D**  
**REGULATIONS FOR C-RN DISTRICTS**  
**(RESTRICTED NEIGHBORHOOD COMMERCIAL DISTRICTS)**

**Section 8D.0. APPLICABILITY OF REGULATIONS.**

The following regulations shall apply to all Restricted Neighborhood Commercial Districts, hereinafter called C-RN Districts, and shall be subject to the provisions of Chapter 15.

**Section 8D.1. PURPOSES.**

The purposes of the C-RN District shall be:

- (a) To provide space for commercial activities that serve the residents of nearby neighborhoods.
- (b) To promote the development and maintenance of compact, pedestrian-oriented commercial areas offering a variety of goods and services.
- (c) To promote compatibility between such commercial areas and adjacent residential areas.
- (d) To minimize traffic and parking problems for adjacent residential areas.

**Section 8D.2. USES PERMITTED.**

- (a) Retail sales of art supplies, hardware, housewares, bakery goods, paint and wallpaper supplies, variety goods, drugs and personal care items, general or specialized food products, sporting goods, phonograph records, gifts, cameras and photographic supplies, fabrics and sewing accessories, radio and television sets, flowers and plants, books, stationery, clothing and accessories.
- (b) Beauty and barber shops, self service laundry and dry cleaners, laundry and dry cleaning agents, repair of personal or household goods and opticians.

*not in C-N?*

(c) When not occupying ground floor street frontage, financial services other than banks and savings and loan associations, copy and printing services, travel agencies, professional offices such as legal or medical, general offices, real estate services, insurance services and custom tailoring are permitted. Such uses may not occupy ground floor street frontage unless a Use Permit is secured in each case.

(d) Banks and savings and loan associations, restaurants, service stations, theaters, commercial recreation, pet stores, government services, social services, appliance sales, musical instrument and accessory sales, art and craft product sales, antique sales, animal care establishments, and other uses compatible with the purposes of the district, subject to securing a Use Permit in each case.

(e) Residential uses above the ground floor, subject to securing a Use Permit in each case.

(f) Off street parking and loading facilities, subject to securing a Use Permit in each case.

(g) The retail sale of liquor, beer, wine or other alcoholic beverages for on or off premises consumption, subject to securing a Use Permit in each case.

### Section 8D.3. SPECIAL CONTROLS.

(a) Restrictions on ground floor street frontage occupied by services, restaurants, theaters and commercial recreation. The cumulative linear street frontage occupied by services, restaurants, theater and commercial recreation shall not exceed forty percent (40%) of the total linear street frontage available in any uninterrupted C-RN District. Services listed in Section 8D.2(b) may be established notwithstanding the forty percent (40%) frontage limitation, subject to securing a Use Permit in each case.

(b) No individual establishments can contain more than Four Thousand (4,000) square feet of enclosed space unless a Use Permit is secured in each case.

(c) No business use shall be permitted whose hours of operation are other than between 7 a.m. and 10 p.m. unless a Use Permit is secured in each case.

(d) No use shall be permitted in which more than twenty-five percent (25%) of the floor area is devoted to storage unless a Use Permit is secured in each case.

(e) All activities and storage must be carried on within a building unless a Use Permit is secured in each case.

*beauty + barber shops; laundries + dry-cleaners both self-service + agents; opticians; repair of personal or household goods*

(f) The following special requirements shall apply to the construction of non-residential buildings or additions thereto located on properties with the same street frontage as and abutting an R District or facing directly across the street from an R District, unless a Use Permit is secured in each case waiving such requirements.

- (1) New non-residential buildings or major additions to existing non-residential buildings shall be oriented such that display windows and customer entrances, other than required exits, do not face contiguous residentially-zoned property.
- (2) Exterior lighting shall be shielded so as to avoid direct glare onto adjacent residentially-zoned properties.
- (3) Required yard areas and other areas left open, or used for the storage of goods, trash or garbage, shall be screened from contiguous residentially-zoned properties by a solid, uniformly finished wall or fence not less than five (5) feet in height. Adequate refuse storage facilities shall be provided.
- (4) Vehicular access facilities shall be designed to minimize hazard or disruption to pedestrian and vehicular traffic as determined by the Department of Transportation.
- (5) Construction plans shall provide for adequate shielding or baffling of proposed mechanical and electrical equipment such that noise levels from such equipment will not exceed forty-five (45) decibels at the property line. Exhaust air ducts shall be located or directed away from abutting residentially zoned properties.

#### Section 8D.4. BUILDING HEIGHT LIMIT.

Two (2) stories but not exceeding forty (40) feet in height except where located in a C-RN-H District.

#### Section 8D.5. YARDS REQUIRED.

No yard shall be required except as follows:

- (a) Where the side of a lot abuts on any R District, the side yard shall be not less than five (5) feet.

(b) Where the rear of a lot abuts on any R District, the rear yard shall be not less than five (5) feet.

(c) Where the street frontage of a lot is adjacent to any R District, the front yard depth or side yard width on the street side adjacent to the R District shall not be less than required for such District.

(d) Where a lot has frontage on two (2) streets, and both such frontages are adjacent to R Districts, the front yard depth and the side yard width on the street side adjacent to the R District shall not be less than that required for such R District.

(e) As an alternative to (c) and (d), the rear or side yard abutting each such R District shall not be less than ten (10) feet.

(f) The yards specified above may be reduced where it is determined that a lesser required yard would provide greater privacy or improved amenity to property in the R District, subject to securing a Use Permit in each case.

#### Section 8D.6. USE PERMIT CRITERIA.

In order to grant a Use Permit, the Board of Adjustments shall find, in addition to the finding required in Section 20.2, that the following criteria are met. The proposed use:

(a) will not interfere with the pedestrian-oriented character of the commercial area;

(b) will not weaken the concentration and continuity of retail facilities at the ground level and will not impair the retention or creation of an important shopping frontage;

(c) will not produce significant increases in parking or traffic congestion in the adjacent residential areas; and

(d) will be compatible with the purposes of the district.

## CHAPTER 9

### REGULATIONS FOR C-1 DISTRICTS

#### Section 9.0 APPLICABILITY OF REGULATIONS.

The following regulations shall apply to all C-1 Districts and shall be subject to the provisions of Chapter 15.

#### Section 9.0-1. PURPOSES.

The purposes of the Limited Commercial Districts, hereinafter called the C-1 Districts, shall be: (1) to provide space for commercial activities to serve the everyday needs of adjacent residential neighborhoods, and to protect and enhance existing neighborhood and community shopping areas; (2) to assure proper location and adequate controls of other uses permitted by this chapter not designed to serve adjacent residential neighborhoods.

#### Section 9.1. USES PERMITTED.

(a) Residential uses subject to the building site area, useable open space, height, coverage, parking and yard requirements of the R-4 District, and subject to securing a Use Permit in each case. The Board of Adjustments may modify the requirements of the R-4 District for a residential use where the following general purposes are applicable, and subject to all regulations of this District:

- (1) To encourage use of the ground floor for commercial purposes where appropriate.
- (2) To encourage utilization of public transit and existing off-street parking facilities in the area of the proposed residential building.
- (3) To permit consistency with the building setbacks existing in the immediate area where a residential building setback would not serve a useful purpose.
- (4) To facilitate the construction of transient accommodations where appropriate.

(b) Parking lots and parking structures provided that any parking lot, accessory parking area, or parking structure designed to serve a commercial or office use and containing more than five (5) cars shall be subject to securing a Use Permit.

(c) All other uses permitted in R Districts subject to obtaining a Use Permit for any use for which a Use Permit is required in the R District.

(d) Retail, office and service uses designed primarily to serve the everyday needs of adjacent residential neighborhoods and where the activities of the employees and persons being served are basically conducted on the premises.

(e) Retail and office uses where the products sold, services rendered, space consumed and hours and methods of operation are compatible with the uses permitted by subsection 9.1(d). Where the Zoning Officer is unable to determine that a proposed use is compatible with the uses permitted by subsection (d), and the use is not enumerated in subsection (f), the determination as to whether said use shall be subject to a Use Permit shall be made by the Board of Adjustments.

(f) The following uses, and uses of the same character as those hereinafter enumerated, subject to securing a use permit in each case: any use in which the hours of operation are other than 7:00 a.m. to 10:00 p.m., adult oriented businesses, animal hospitals, auto sales and service, auto repair shops, auto rentals, automobile used parts establishments, bottling works, cleaning and dyeing establishments, creameries, drive-in restaurants, food stands, garden supplies, glass stores, household repair shops, laundries, mortuaries, music or dance studios, open air markets, pawn shops, plumbing shops, print shops, restaurants, second hand stores, service stations, storage of goods or materials, testing laboratories, trailer sales or rental, electric distributing substations, manufacturing or wholesale activities incidental to any permitted use, any use in which more than twenty-five percent (25%) of the floor area will be devoted to storage.

## Section 9.2 BUILDING HEIGHT LIMIT.

Except where located in the C-1-H District, three (3) stories but not exceeding fifty (50) feet, provided that a structure may be constructed to a height of six (6) stories not exceeding seventy-five (75) feet, subject to securing a Use Permit in each case.

## Section 9.3 YARDS REQUIRED.

No yard shall be required except the following:

(a) Where the side of a lot abuts on any R District, the side yard shall be not less than five (5) feet and shall be increased by two (2) feet for each story by which the height of the building exceeds three (3) stories.

(b) Where the rear of a lot abuts on any R District, the rear yard shall be not less than five (5) feet and shall be increased by two (2) feet for each story by which the height of the building exceeds three (3) stories.

(c) Where the street frontage of a lot is adjacent to any R District, the front yard depth or side yard width on the street side adjacent to the R District shall not be less than required for such R District.

(d) Where a lot has frontage on two (2) streets and both such frontages are adjacent to R Districts, the front yard depth and the side yard width on the street side adjacent to the R District shall not be less than that required for such R District.

(e) As an alternative to (c) and (d), the rear or side yard abutting such R District shall not be less than ten (10) feet and shall be increased by two (2) feet for each story by which the height of the building exceeds three (3) stories.

(f) The yards specified above may be reduced where it is determined that a lesser required yard would provide greater privacy or improved amenity to property in the R-District subject to the issuance of a Use Permit in each case.

#### Section 9.4 FLOOR AREA RATIO.

The maximum permitted floor area ratio shall be three (3).

#### Section 9.5 SPECIAL CONTROLS ON SITE DEVELOPMENT, BUILDING ORIENTATION AND EXTERNAL EFFECTS.

The following special requirements shall apply to the construction of non-residential buildings or additions thereto located on properties with the same street frontage as and abutting an R-District or facing directly across the street from an R-District, unless a Use Permit is secured in each case waiving such requirements:

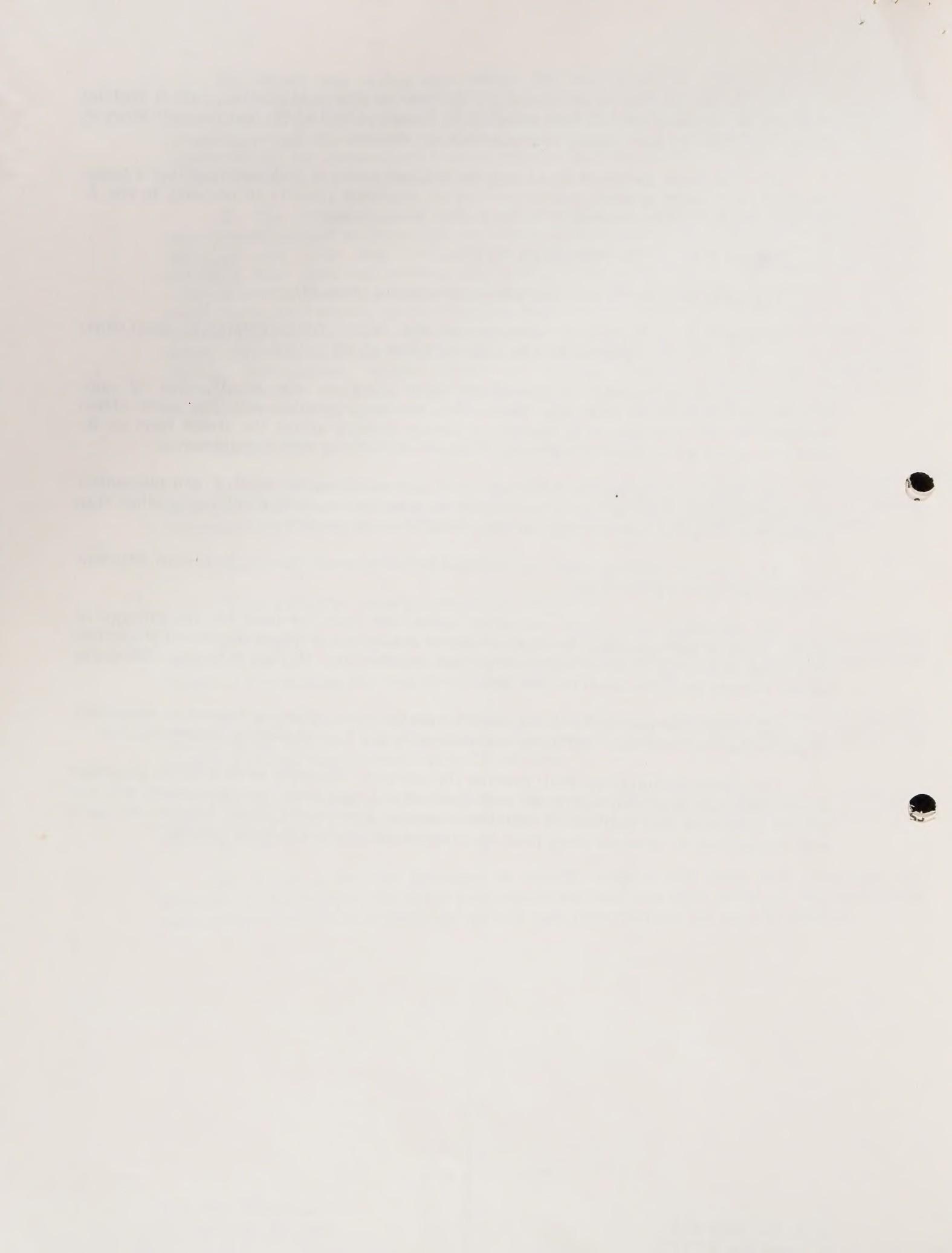
(a) New non-residential buildings or major additions to existing non-residential buildings shall be oriented such that display windows and customer entrances other than required exits do not face contiguous residentially-zoned property.

(b) Exterior lighting shall be shielded so as to avoid direct glare onto adjacent residentially-zoned properties.

(c) Required yard areas and other areas left open, or used for the storage of goods, trash or garbage, shall be screened from contiguous residentially-zoned properties by a solid, uniformly finished wall or fence not less than five (5) feet in height. Adequate refuse storage facilities shall be provided.

(d) Vehicular access facilities shall be designed to minimize hazard or disruption to pedestrian and vehicular traffic as determined by the Department of Transportation.

(e) Construction plans shall provide for adequate shielding or baffling of proposed mechanical and electrical equipment such that noise levels from such equipment will not exceed forty-five (45) decibels (A scale) measured at the property line. Exhaust air ducts shall be located or directed away from abutting residentially-zoned properties.



**CHAPTER 9A**  
**REGULATIONS FOR C-N DISTRICTS**  
**(NEIGHBORHOOD COMMERCIAL DISTRICTS)**

**Section 9A.0. APPLICABILITY OF REGULATIONS.**

The following regulations shall apply to all Neighborhood Commercial Districts, hereinafter called C-N, and shall be subject to the provisions of Chapter 15.

**Section 9A.1. PURPOSES.**

The purposes of the C-N Districts shall be:

1. To provide space for commercial activities that offer convenience retail goods and services to nearby residential neighborhoods.
2. To minimize traffic and parking problems for adjacent residential areas.
3. To promote compatibility between such commercial areas and nearby residential areas.

**Section 9A.2. USES PERMITTED.**

(a) Retail sales of bakery goods, variety goods, drug and personal care items, general or specialized food products, flowers and plants, books, stationery and clothing and accessories; laundry and dry cleaning agents; repair of personal or household items; real estate services; insurance services; beauty and barber shops; custom tailoring; offices of attorneys, accountants, architects, engineers and planners; off-street parking for up to five (5) cars.

(b) Banks, savings and loan associations and other financial institutions; printing services; motion picture and other theaters; retail sales of art supplies, furniture, hardware, housewares, paint and wallpaper supplies, sporting goods, phonograph records and tapes, gifts, cameras, and photographic supplies, fabrics and sewing accessories, radio and television sets, art and craft products, antiques and appliances; opticians; travel agencies; general offices; pet stores; government services; restaurants; social services; music stores; animal care establishments and other uses compatible with the purposes of the district; subject to securing a Use Permit in each case.

(c) Residential uses, subject to securing a Use Permit in each case.

(d) Off-street loading and parking for more than five (5) cars, subject to securing a Use Permit in each case.

(e) Retail sale or service of liquor, beer, wine or other alcoholic beverages, subject to securing a Use Permit in each case.

(f) The following uses, subject to securing a Use Permit in each case: any use in which the hours of operation begin before 7:00 a.m. or continue beyond 10:00 p.m.; any use in which more than twenty-five percent (25%) of the floor area will be devoted to storage; any use occupying more than Four Thousand (4,000) square feet; and any activity or storage not carried on within a building.

#### Section 9A.3. BUILDING HEIGHT LIMIT.

Two (2) stories but not exceeding forty (40) feet in height except where located in a C-N-H District.

#### Section 9A.4. YARDS REQUIRED.

No yard shall be required except the following:

(a) Where the side of a lot abuts on any R District, the side yard shall be not less than five (5) feet.

(b) Where the rear of the lot abuts on any R District, the rear yard shall be not less than five (5) feet.

(c) Where the street frontage of a lot is adjacent to any R District, the front yard depth or side yard width on the street side adjacent to the R District shall not be less than required for such R District.

(d) Where a lot has frontage on two (2) streets and both such frontages are adjacent to R Districts, the front yard depth and side yard width on the street side adjacent to the R District shall not be less than required for such R District.

(e) As an alternative to (c) and (d), the rear or side yard abutting such R-District shall not be less than ten (10) feet.

(f) The yards specified above may be reduced where it is determined that a lesser required yard would provide greater privacy or improved amenity to property in the R District, subject to the issuance of a Use Permit in each case.

#### Section 9A.5. SPECIAL CONTROLS ON SITE DEVELOPMENT, BUILDING ORIENTATION AND EXTERNAL EFFECTS.

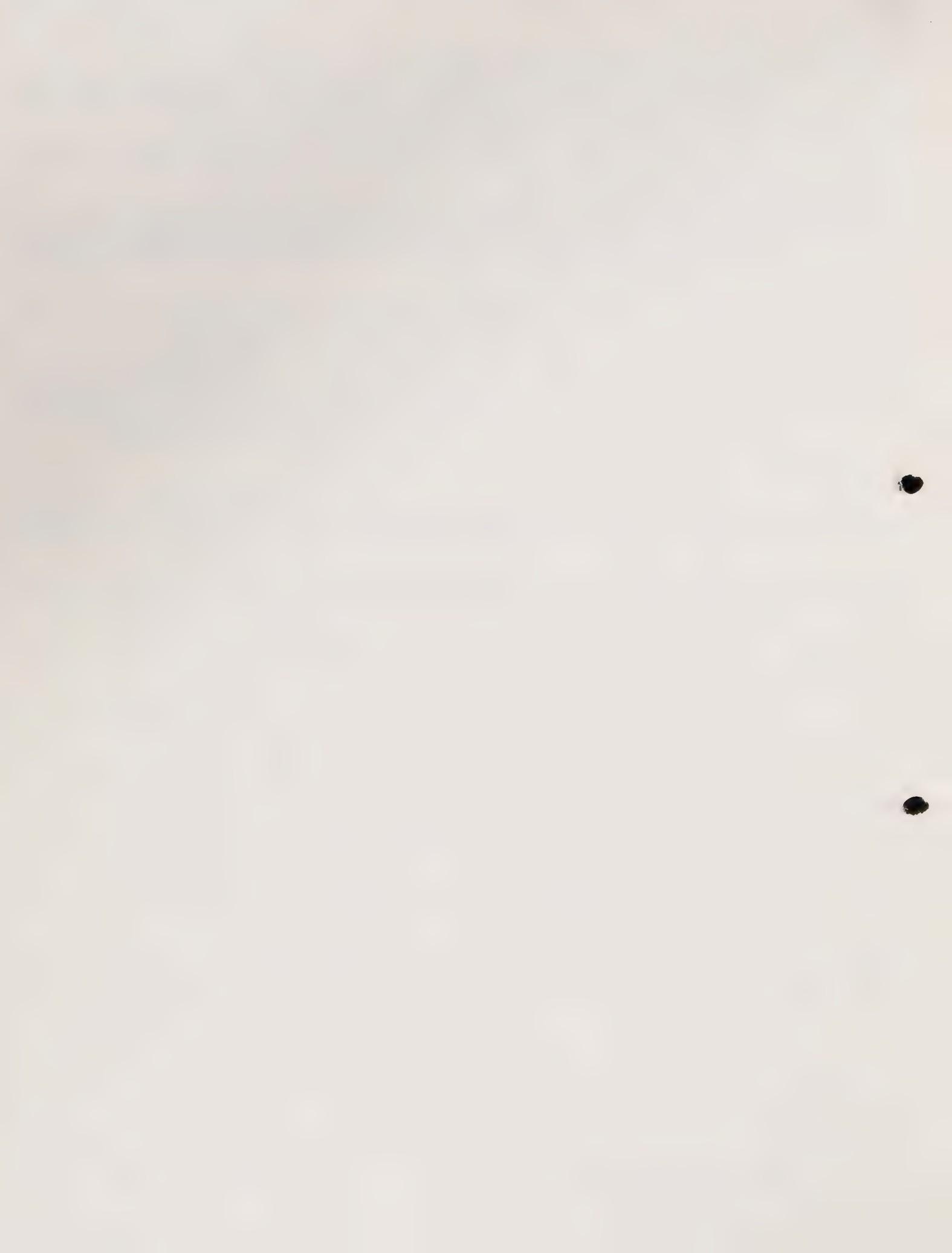
The following special requirements shall apply to the construction of non-residential buildings or additions thereto located on properties with the same street frontage as and abutting an R District or facing directly across the street from an F District unless a Use Permit is secured in each case waiving such requirements:

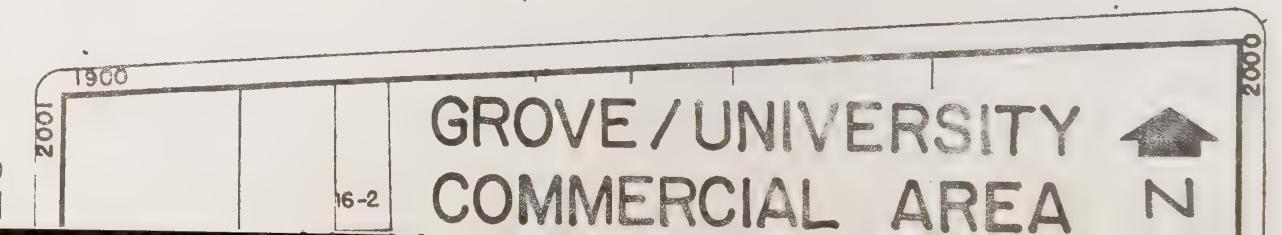
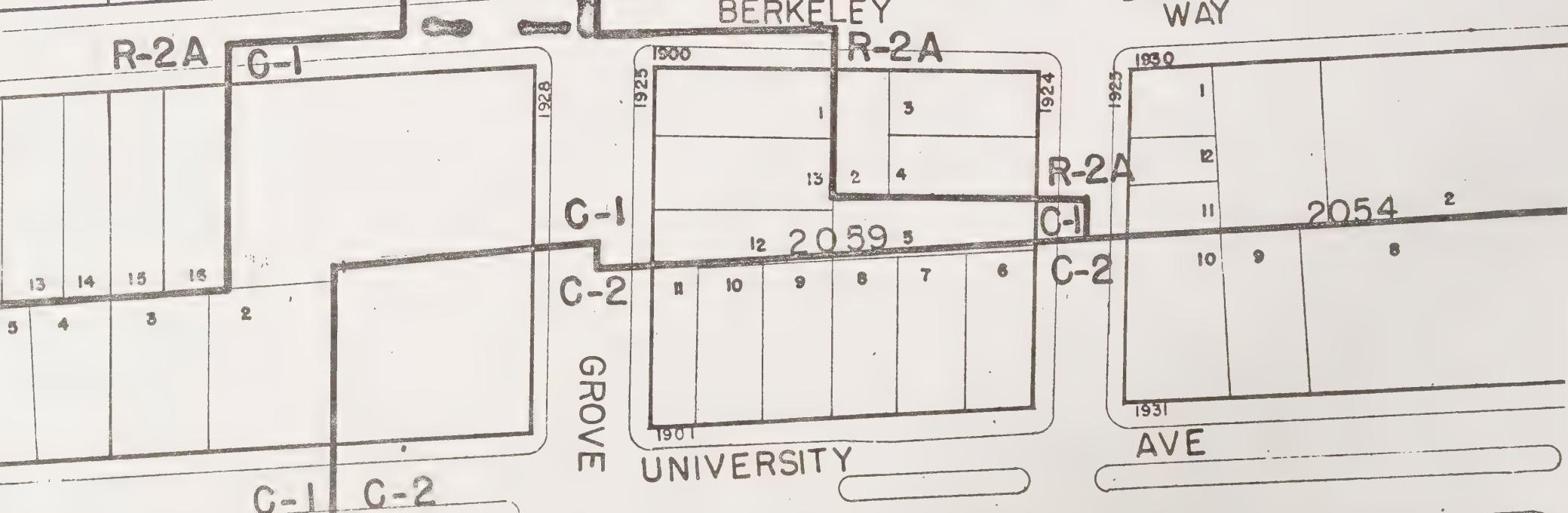
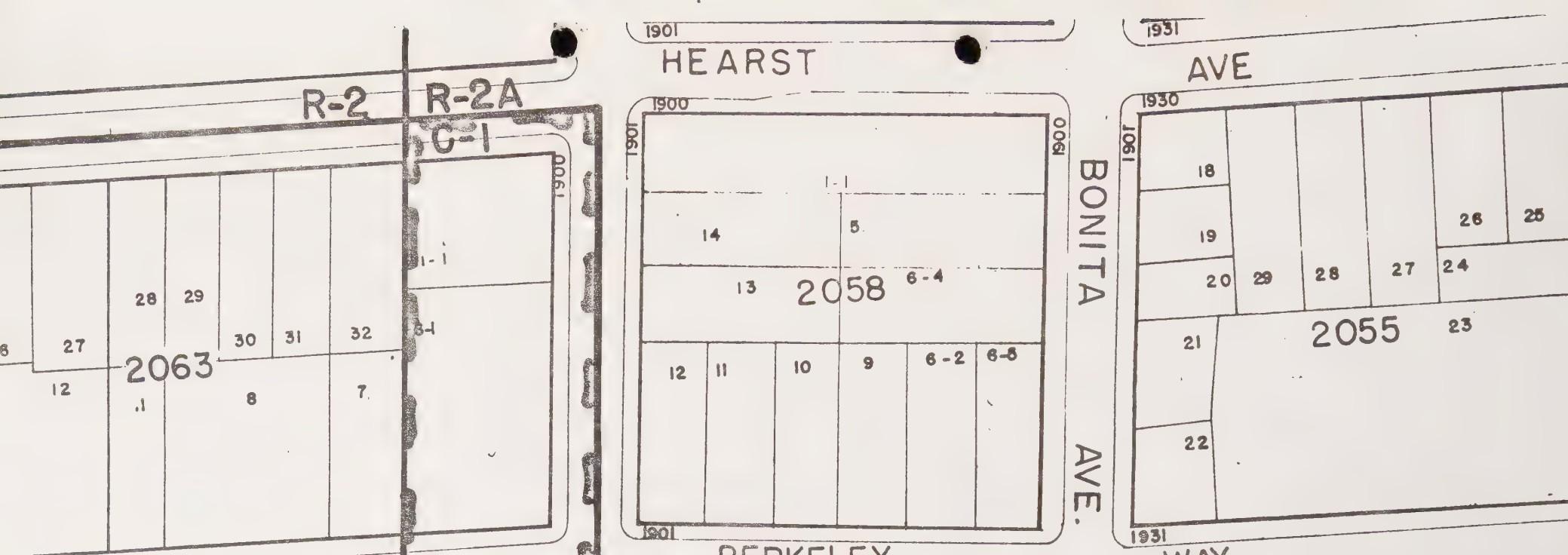
- (a) New non-residential buildings or major additions to existing non-residential buildings shall be oriented so that display windows and customer entrances other than required exists do not face contiguous residentially-zoned property.
- (b) Exterior lighting shall be shielded so as to avoid direct glare onto adjacent residentially-zoned properties.
- (c) Required yard areas and other areas left open, or used for the storage of goods, trash or garbage, shall be screened from contiguous residentially-zoned properties by a solid, uniformly finished wall or fence not less than five (5) feet in height. Adequate refuse storage shall be provided.
- (d) Vehicular access facilities shall be designed to minimize hazard or disruption to pedestrian and vehicular traffic as determined by the Traffic Engineer.
- (e) Construction plans shall provide for adequate shielding or baffling of proposed mechanical and electrical equipment such that noise levels from such equipment will not exceed forty-five (45) decibels (A scale) measured at the property line. Exhaust air ducts shall be located or directed away from abutting residentially-zoned properties.

#### Section 9A.6. USE PERMIT CRITERIA.

In order to grant a Use Permit, the Board of Adjustments shall find, in addition to the finding required in Section 20.2, that the following criteria are met. The proposed use:

- (a) Will not produce significant increases in parking or traffic congestion in the adjacent residential areas; and
- (b) Will be compatible with the purposes of the District.





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'C





**ALCATRAZ / COLLEGE  
COMMERCIAL AREA N**

SIXTY-THIRD ST.

BENVENUE AVE.

CITY OF OAKLAND

CITY OF BERKELEY

1410<sup>9</sup>

COLLEGE AVE.

R-2A

C-1

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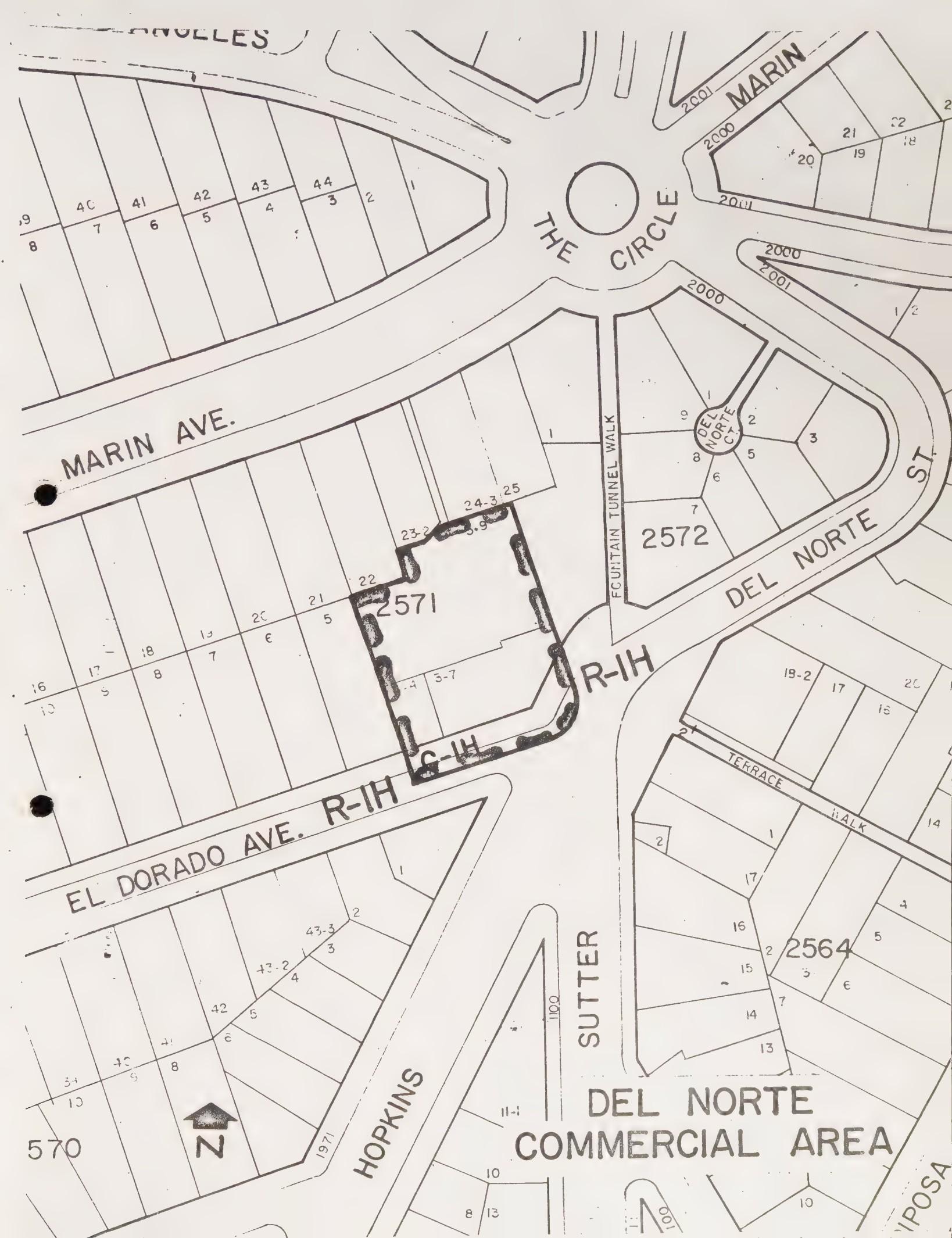
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EDWARDS

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+2

# DWIGHT/SACRAMENTO COMMERCIAL AREA

R-2

C-1

SACRAMENTO

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19 15

18 17

16

C-1

R-2

SPAULDING

DWIGHT

R-2

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1796

14 13

BLAKE

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PARKER

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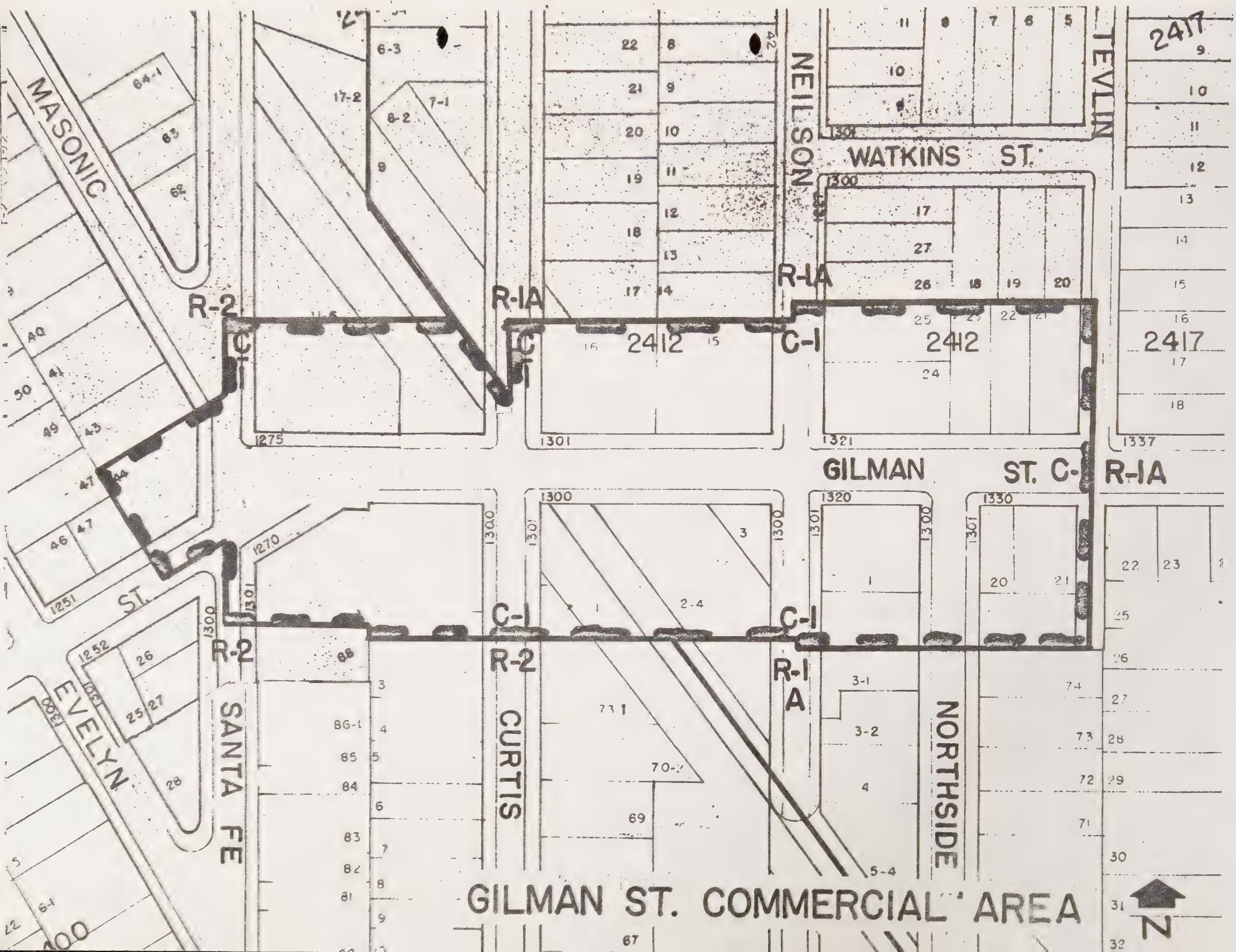
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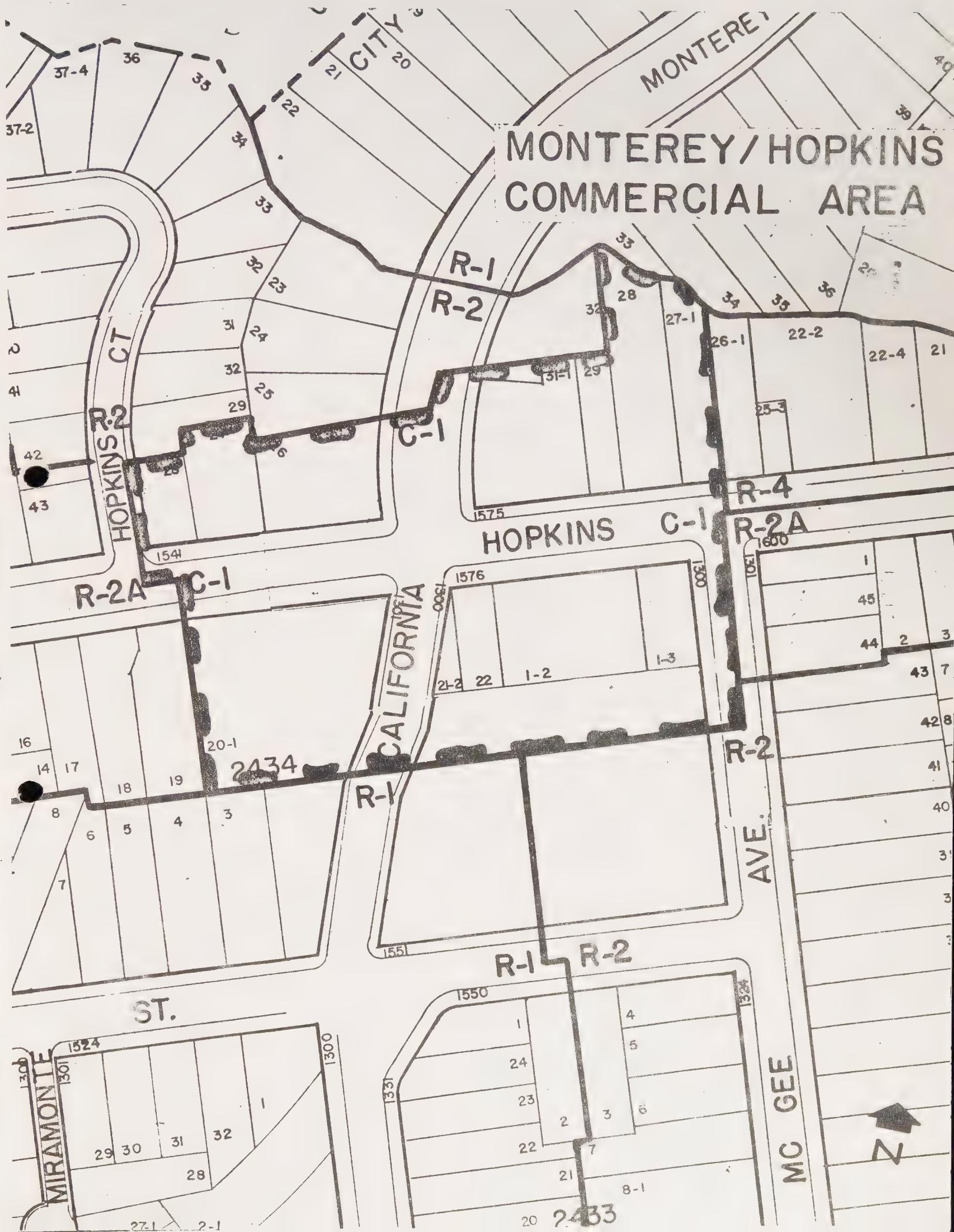
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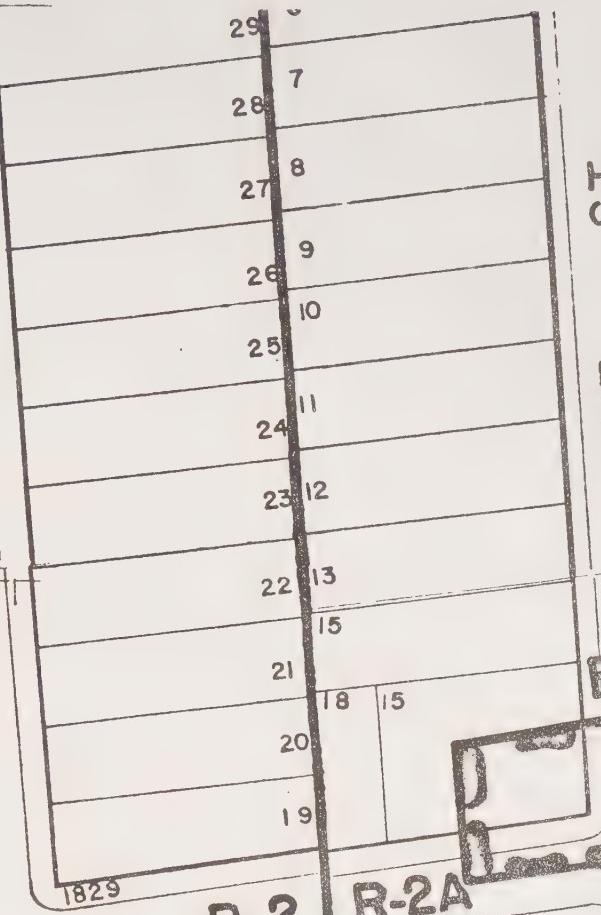


# MONTEREY/HOPKINS COMMERCIAL AREA





JOSEPHINE ST.



GROVE ST.

R-2A  
C-1



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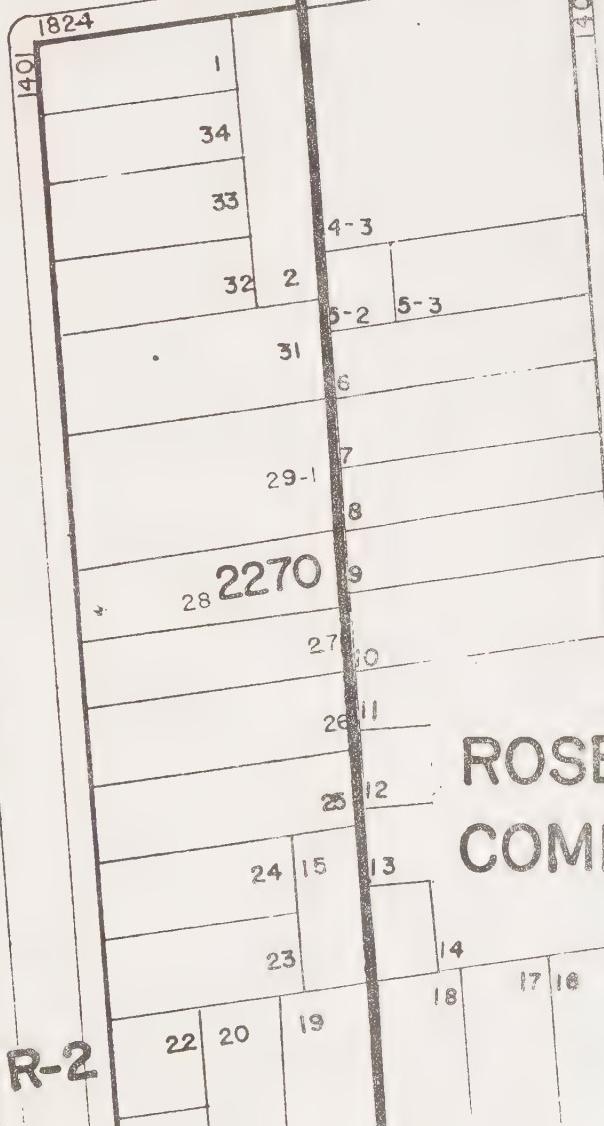
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BONITA AVE.

1400



1400

1900

400

C-1

R-2A

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ROSE/GROVE  
COMMERCIAL AREA



VINE

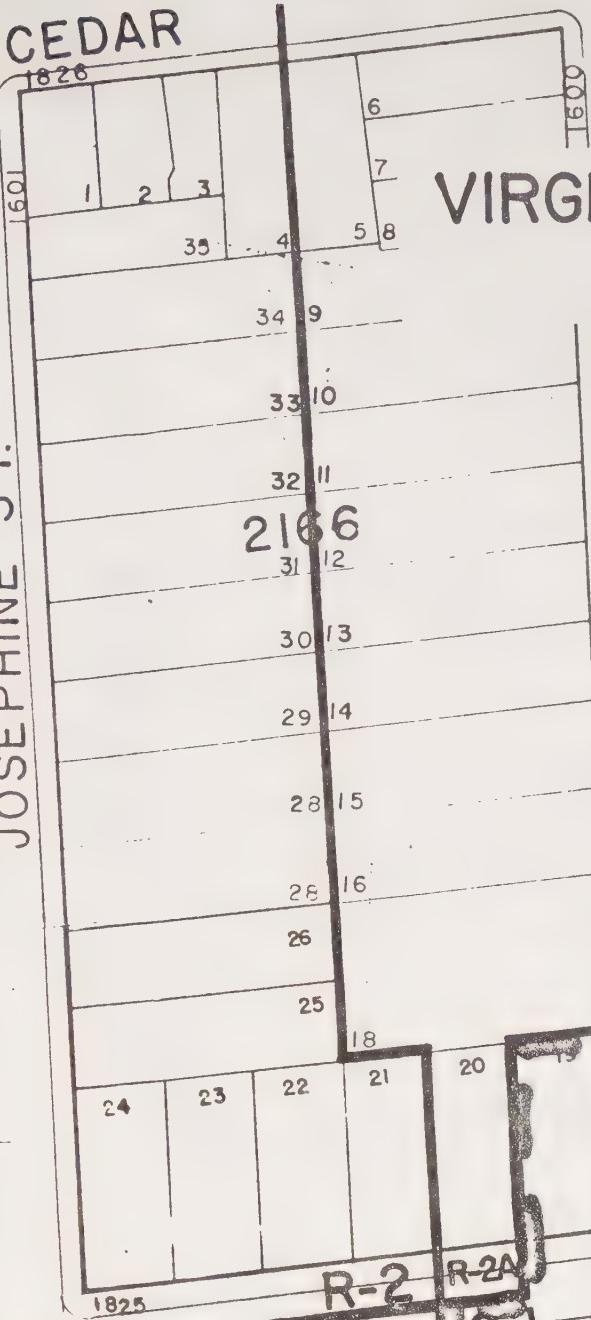






CEDAR

1826



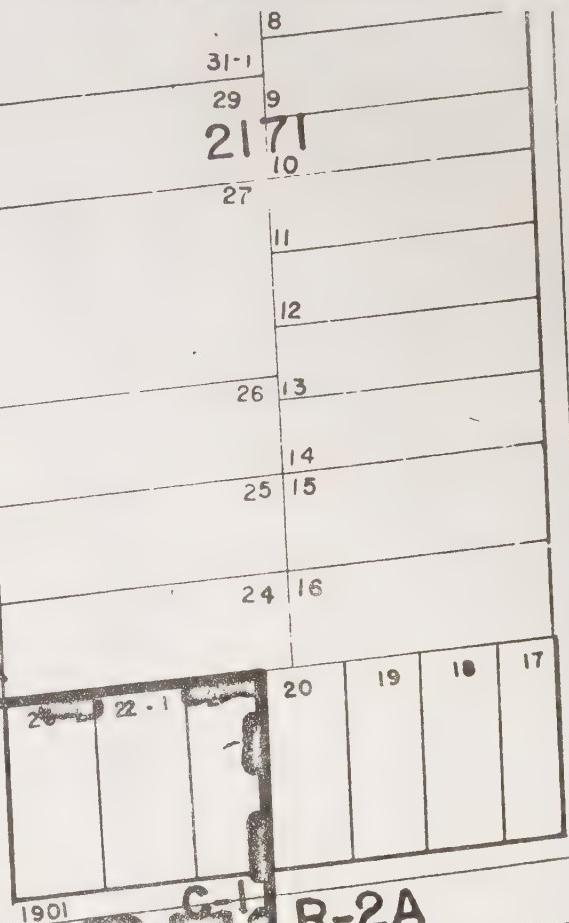
VIRGINIA/GROVE

COMMERCIAL AREA

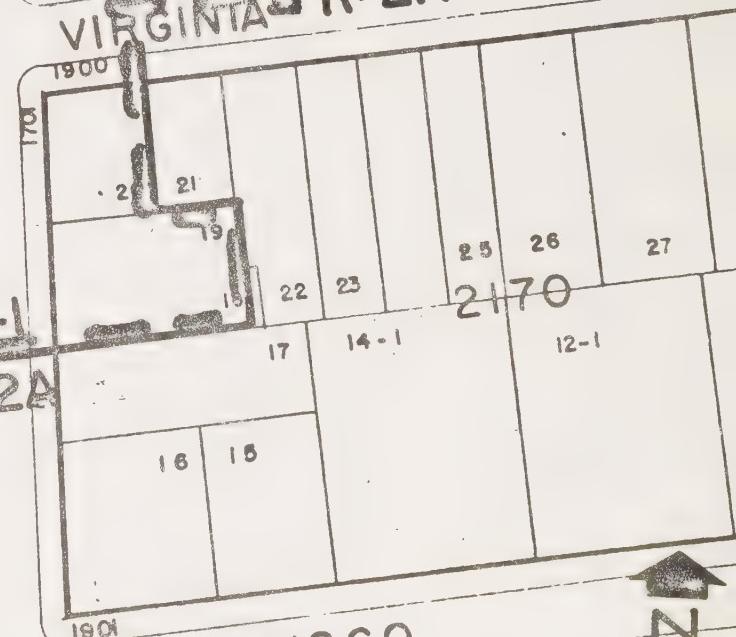
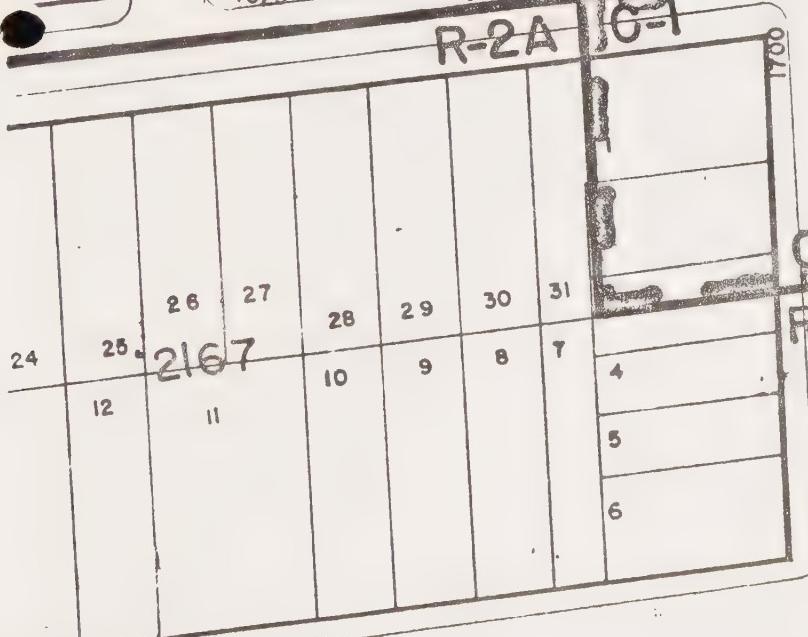
GROVE ST.

R-2A

C-T



VIRGINIA G-1 R-2A



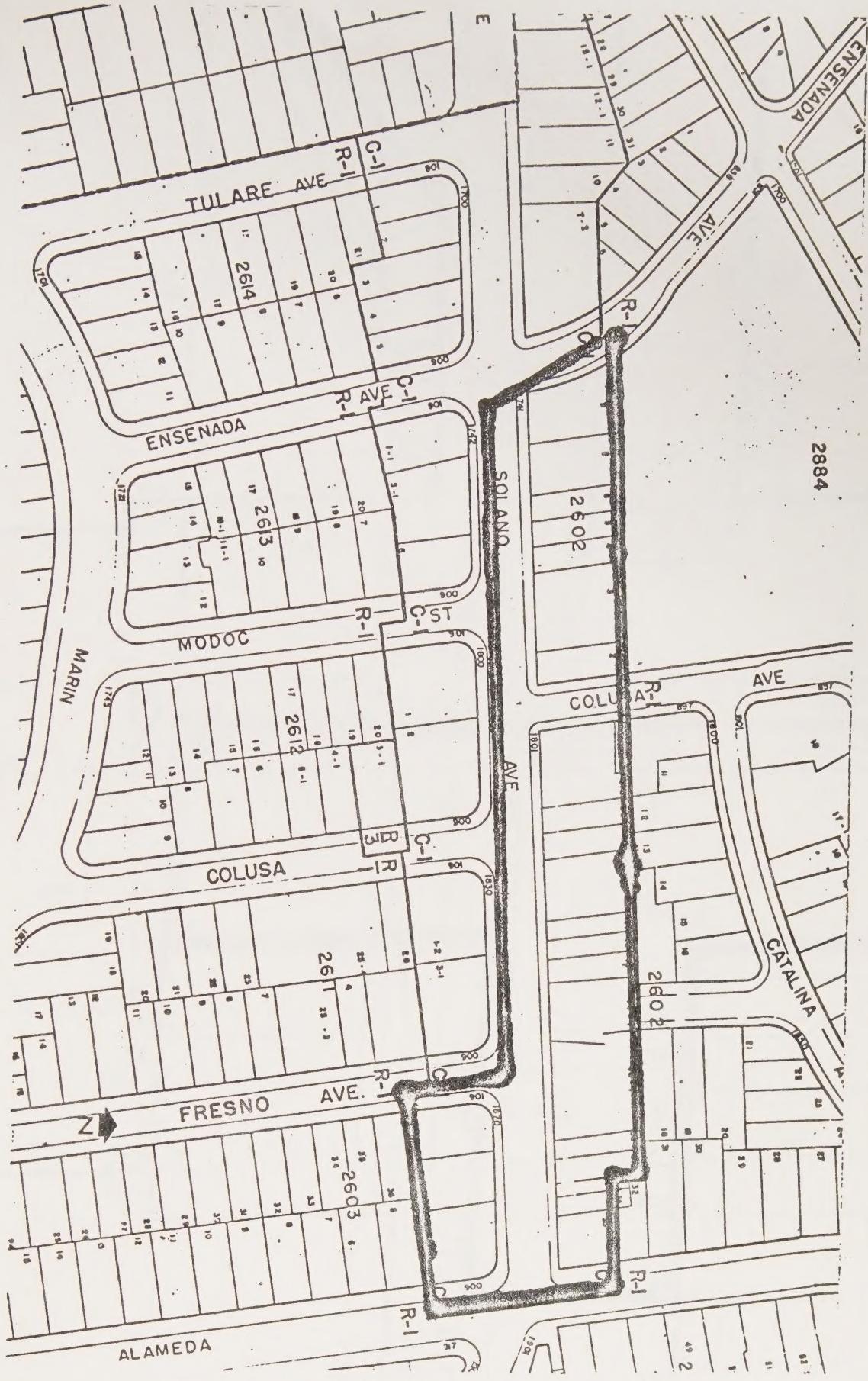
FRANCISCO

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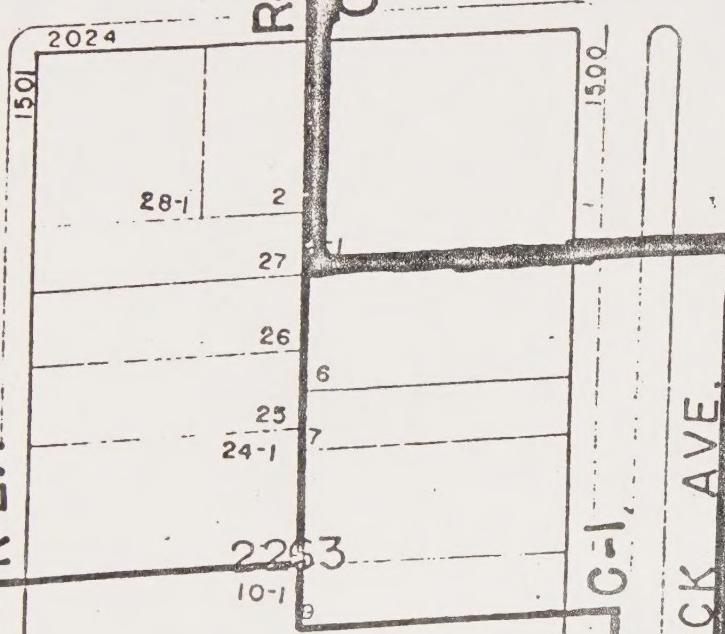




SOLANO AVENUE COMMERCIAL AREA



HENRY ST. R-2A



VINE SHATTUCK  
COMMERCIAL AREA

C-1 PS

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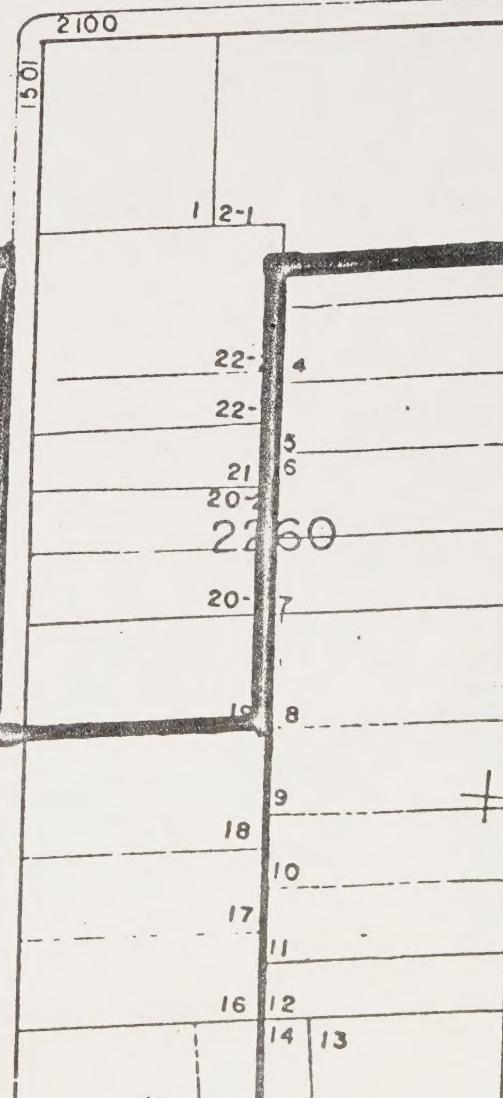
R-2A

ACE

C-1 PS

1500

SHATTUCK AVE.



WALNUT ST. R-2A

C-1 R-2A

2261

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U.C. BERKELEY LIBRARIES



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